

eventual acquisition by the State or the County. Further, it may be appropriate for local units of government to accept in dedication certain lands identified for State or County acquisition as the land subdivision process proceeds and then transfer ownership of such lands to the County or State. Similarly, it would be appropriate for the County or State to assume the responsibility for the development of trail facilities in local parks, as needed, to assure continuity and uniformity in the proposed continuous regionwide system of recreation trails.

#### Acquisition and Development Priorities for Waukesha County

Priorities for the park and open space acquisition and development projects proposed for implementation by Waukesha County are presented in this section. It is necessary to establish priorities for park and open space acquisition and development because public financial resources available for acquisition and development are limited and, because implementation of the recommended plan as set forth herein will, as a practical matter, occur gradually, over time.

It is recommended that the County continue actively to acquire land for recreational and open space preservation purposes. Land acquisition is particularly important given the rapid pace of urbanization occurring within the County. County efforts to date to acquire park and open space lands at a reasonable cost and before their development for urban uses have been exemplary. It is recommended that priority for land acquisition be given first to lands needed for new major parks or for expanding existing major parks and parkways; followed by acquisition of other environmental corridor lands; and then of other park and open space sites.

Recommended priorities to the year 2010 include the acquisition of remaining major park sites and the acquisition of parkway lands, with emphasis on establishment of the Fox River Parkway and development of a trail within the parkway. It is also recommended that the County develop canoe-access facilities to the Fox River at Fox Bend and Fox River Parks and develop 18-hole, regulation golf courses at two major County parks by the year 2010. Acquisition and development activities and associated costs for the acquisition and development of major park sites during the 15-year period between 1996 and 2010, which are set forth in Table 162, are estimated at about \$23.5 million. In

addition to the costs related to the development of major parks, it is recommended that the County over the next 15 years provide an average of approximately \$100,000 per year for the acquisition of parkway lands, for a total cost of \$1.5 million. Acquisition and development activities and associated costs related to park system development included in the County capital improvements program for the five-year period between 1996 and 2000 are set forth in Table 163.

#### SUMMARY

The primary purpose of the park and open space element of the Waukesha County development plan is the preparation and presentation of a sound and workable plan to guide the acquisition and development of lands and facilities needed to satisfy the outdoor recreation and open space needs of the existing and probable future resident population of the County and to protect and enhance the underlying and sustaining natural resource base. Implementation of the recommended plan would assure the protection and preservation of environmental corridors and isolated natural resource areas in the County, and the provision of an adequate number and variety of park and open space sites and facilities geographically well distributed throughout the County, thereby meeting the existing and probable future recreation needs of the residents of the County.

The recommended park and open space plan consists of both an open space preservation element and an outdoor recreation and education element. The open space preservation element consists of three major components: preservation of primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and parkways associated with the primary environmental corridors; preservation of natural areas and critical species habitat sites; and protection of open space lands located within the Department of Natural Resources project boundaries for the Lulu Lake Natural Area, the Lapham Peak and Southern Units of the Kettle Moraine State Forest, and the Vernon Marsh Wildlife Area.

Of the total 97,314 acres of recommended open space lands, 24,764 acres, or about 25 percent, were in public ownership, public-interest ownership, or in compatible private outdoor recreation use in 1995 and are recommended to be preserved in current ownership. It is recommended that an additional

Table 162

## ACQUISITION AND DEVELOPMENT COSTS FOR MAJOR WAUKESHA COUNTY PARKS: 1996-2010

| Major Park                             | Acreage  |                     | Acquisition Cost | Proposed Additional Facility Development   | Development Cost | Total Cost   |
|--|----------|---------------------|------------------|--|------------------|--------------|
|  | Existing | Proposed Additional |                  |  |                  |              |
| Fox Bend Park .....                    | 209      | 185                 | \$ 435,000       | Picnic areas, trails, playfields, fishing and canoe access, general development  | \$ 2,300,000     | \$ 2,735,000 |
| Fox Brook Park .....                   | --       | 330                 | 502,000          | Swimming beach, picnic areas, trails, general development  | 2,674,000        | 3,176,000    |
| Fox River Park .....                   | 207      | --                  | --               | Picnic areas, trails, playfields, fishing and canoe access, general development  | 1,524,000        | 1,524,000    |
| Menomonee Park .....                   | 397      | --                  | --               | Picnic areas, playfields, shelter building, Camp Pow Wow improvements, road and parking lot improvements, and other support facilities | 800,000          | 800,000      |
| Minooka Park .....                     | 535      | 43                  | 240,000          | Renovate beach house; 18-hole, regulation golf course; trails; and general development   | 3,900,000        | 4,140,000    |
| Monches Park .....                     | 344      | 115                 | 617,000          | Picnic areas, trails, and general development  | 475,000          | 1,092,000    |
| Mukwonago Park .....                   | 222      | 316                 | 948,000          | Park utilities; park headquarters building; and 18-hole, regulation golf course  | 3,830,000        | 4,778,000    |
| Muskego Park .....                     | 209      | --                  | --               | Park utilities, new restrooms, support facilities  | 423,000          | 423,000      |
| Naga-Waukee Park and Golf Course ..... | 416      | --                  | --               | Renovate beach house, stabilize beach, golf course improvements, general development   | 745,000          | 745,000      |
| Nashotah Park .....                    | 444      | --                  | --               | General development  | 100,000          | 100,000      |
| Retzer Nature Center .....             | 338      | 270                 | 945,000          | Additional trails  | 25,000           | 970,000      |
| Ryan Park .....                        | 204      | 79                  | 400,000          | Picnic areas, horse and hiking trails, general development   | 550,000          | 950,000      |
| Wanaki Golf Course .....               | 152      | --                  | --               | Course and irrigation system improvements  | 600,000          | 600,000      |
| Proposed New County Park ...           | --       | 500                 | 1,475,000        | --   | --               | 1,475,000    |
| Total: 14 Sites                        | 3,677    | 1,838               | \$5,562,000      | --   | \$17,946,000     | \$23,508,000 |

NOTE: All costs are expressed in 1996 dollars.

Source: Waukesha County Park and Planning Commission and SEWRPC.

32,448 acres, or about 33 percent of proposed open space lands, including about 852 acres within proposed new or expanded major County park sites, be acquired by public agencies for natural resource protection or open space preservation purposes or for public park or trail use. The estimated cost of acquiring such lands is about \$77 million. The remaining 40,102 acres of open space lands should be placed in protective zoning districts to prevent incompatible development. Such protective zoning districts include floodland, conservancy, and, for upland portions of the corridor outside areas of steep slopes, rural residential zoning with an overall density of no more than one dwelling unit per five acres.

Primary environmental corridors located in urban or urbanizing areas in Southeastern Wisconsin that

are held in public ownership are often termed "parkways." Parkways are generally located along a stream or river, ridge line, or other linear natural feature and are intended to provide aesthetic and natural resource continuity. Parkways often serve as good locations for trail facilities. It is recommended that the County acquire land and establish parkways along the following eight major streams: the Bark River, Fox River, Menomonee River, Mill Creek, Mukwonago River, Oconomowoc River, Pebble Brook, and Pewaukee River.

Under the outdoor recreation element of the plan, 19 major parks and one special regional outdoor recreational site would be provided within Waukesha County. Of the 19 major parks, 17 are existing parks and two would be new parks to be developed by Waukesha County. Of the 17 existing major

Table 163

## ACQUISITION AND DEVELOPMENT COSTS FOR MAJOR WAUKESHA COUNTY PARKS: 1996-2000

| Major Park                              | Acreage  |                     | Acquisition Cost | Proposed Additional Facility Development  | Development Cost | Total Cost  |
|---|----------|---------------------|------------------|---|------------------|-------------|
|   | Existing | Proposed Additional |                  |   |                  |             |
| Fox Bend Park .....                     | 209      | 185                 | \$ 434,600       | -- <sup>a</sup>   | --               | \$ 434,600  |
| Fox Brook Park .....                    | --       | 173                 | 345,000          | Swimming beach, picnic areas, trails, general development                       | \$2,673,400      | 3,018,400   |
| Fox River Park .....                    | 207      | --                  | --               | Picnic areas, trails, playfields, fishing and canoe access, general development | 1,523,600        | 1,523,600   |
| Menomonee Park .....                    | 397      | --                  | --               | Camp Pow-Wow improvements   | 322,000          | 322,000     |
| Minooka Park .....                      | 535      | 43                  | 240,000          | -- <sup>a</sup>   | --               | 240,000     |
| Monches Park .....                      | 344      | 115                 | 617,000          | -- <sup>a</sup>   | --               | 617,000     |
| Mukwonago Park .....                    | 222      | 58 <sup>b</sup>     | 203,000          | -- <sup>a</sup>   | --               | 203,000     |
| Muskego Park .....                      | 209      | --                  | --               | Provide public sewer and water, new restrooms, general development              | 422,500          | 422,500     |
| Naga-Waukeee Park and Golf Course ..... | 416      | --                  | --               | Replace beach house, tee reconstruction, general development                    | 742,200          | 742,200     |
| Nashotah Park .....                     | 444      | --                  | --               | -- <sup>a</sup>   | --               | --          |
| Retzer Nature Center .....              | 338      | -- <sup>b</sup>     | --               | -- <sup>a</sup>   | --               | --          |
| Ryan Park .....                         | 204      | 79                  | 400,000          | -- <sup>a</sup>   | --               | 400,000     |
| Wanaki Golf Course .....                | 152      | --                  | --               | Upgrade irrigation system, green improvements                                   | 563,000          | 563,000     |
| Total                                   | 3,677    | 653                 | \$2,239,600      | --  | \$6,246,700      | \$8,486,300 |

NOTE: Cost estimates are those included in the County capital improvement program for park acquisition and development.

<sup>a</sup>Additional development is proposed after the year 2000; see Table 157.

<sup>b</sup>Additional acquisition is proposed after the year 2000; see Table 157.

Source: Waukesha County Park and Planning Commission and SEWRPC.

parks, 12 are owned by Waukesha County, Fox Bend Park, Fox River Park, Menomonee Park, Minooka Park, Monches Park, Mukwonago Park, Muskego Park, Naga-Waukeee Park, Nashotah Park, Retzer Nature Center, Ryan Park, and Wanaki Golf Course; three are owned by the State of Wisconsin, the Ottawa Lake Recreation Area and the Pine Woods Campground in the Southern Unit of the Moraine State Forest and the Lapham Peak Unit of the Moraine State Forest; and two are owned by local governments, the New Berlin Hills Golf Course, owned by the City of New Berlin, and Wirth Park, owned by the City of Brookfield. The special regional outdoor recreational site is Old World Wisconsin, a site operated by the State Historical Society of Wisconsin but owned by the Wisconsin Department of Natural Resources, located within the Southern Unit of the Moraine State Forest.

In addition to maintaining the 12 existing major County parks, Waukesha County would be responsible for the acquisition and development of two new major parks, including a new 500-acre park in the northwestern portion of the County, intended to serve the Oconomowoc area, and a new major park in the northwestern portion of the City of Brookfield, intended to serve the north-central portion of the County.

In addition to the need for a new park to serve residents in the northwestern portion of the County, the needs analysis conducted for the outdoor recreation element of the plan indicated a need for three additional public golf courses, one public downhill ski hill, and one public swimming beach. The plan recommends development of new public golf courses by the County at Minooka Park,

Table 164

**SUMMARY OF PUBLIC AND PUBLIC-INTEREST OWNERSHIP OF PARK AND OPEN SPACE LAND  
UNDER THE RECOMMENDED WAUKESHA COUNTY PARK AND OPEN SPACE PLAN**

| Ownership                                 | Parks (acres)      |                    |                    | Open Space Land (acres) |               |               | Total (acres) |               |                     |
|---|--------------------|--------------------|--------------------|-------------------------|---------------|---------------|---------------|---------------|---------------------|
|   | Existing           | Proposed           | Total              | Existing                | Proposed      | Total         | Existing      | Proposed      | Total               |
| State of Wisconsin .....                  | -- <sup>a</sup>    | -- <sup>a</sup>    | -- <sup>a</sup>    | 16,337                  | 6,320         | 22,657        | 16,337        | 6,320         | 22,657              |
| Waukesha County .....                     | 4,063 <sup>b</sup> | 1,831 <sup>b</sup> | 5,894 <sup>b</sup> | 3,502                   | 10,478        | 13,980        | 7,565         | 12,309        | 19,874              |
| Local Governments <sup>c</sup> .....      | 2,950              | -- <sup>d</sup>    | 2,950              | 3,537                   | 12,585        | 16,122        | 6,487         | 12,585        | 19,072 <sup>e</sup> |
| Nonprofit Conservation Organization ..... | --                 | --                 | --                 | 1,112                   | 2,213         | 3,325         | 1,112         | 2,213         | 3,325               |
| <b>Total</b>                              | <b>7,013</b>       | <b>1,831</b>       | <b>8,844</b>       | <b>24,488</b>           | <b>31,596</b> | <b>56,084</b> | <b>31,501</b> | <b>33,427</b> | <b>64,928</b>       |

<sup>a</sup>State of Wisconsin park lands are included in the open space category.

<sup>b</sup>Includes primary environmental corridors, secondary environmental corridors, and isolated natural resource areas within existing and proposed County parks.

<sup>c</sup>Includes city, village, and town governments, school districts, and lake or sanitary districts.

<sup>d</sup>Additional local government park lands should be determined through the preparation and adoption of local park and open space plans.

<sup>e</sup>Does not include planned local parks.

Source: SEWRPC.

Mukwonago Park, and at the new Oconomowoc major park site. A new swimming beach is proposed to be located at the proposed Fox Brook Park. Development of a public downhill ski hill was deemed impractical due to the unpredictable winter weather and snow conditions in the County.

Under the recommended plan, a 200-mile system of recreation trails would be provided within the County to enable participation in such activities as bicycling, hiking, nature study, and cross-country skiing. Of the recommended trail system, about 146 miles, or about 73 percent, would be provided by Waukesha County as part of the following 14 trails: the Bark River, Bugline, Fox River, Lake Country, Menomonee River, Mill Creek, Mukwonago River, Muskego Lakes, New Berlin, Oconomowoc-Watertown, Pebble Brook, Pewaukee River, Pretty Section, and the Waterford-St. Martins Trails. Of the 146 miles to be provided by Waukesha County, 36 miles have already been constructed. The remaining 54 miles of the 200-mile areawide trail system, or 27 percent, would be provided by the Wisconsin Department of Natural Resources as part of the Glacial Drumlin and Ice Age Trails. All but nine miles of the State trails have been completed.

The plan also recommends the development of boat-access points on major lakes and streams to provide

opportunities for those individuals who do not own land on a body of water to participate in such water-related recreation activities as motorboating, waterskiing, fishing, and canoeing. Under the plan, it is recommended that public boat-access sites be acquired and developed by the Department of Natural Resources on the following lakes: Big Muskego, Crooked Lake, Hunters Lake, Moose Lake, North Lake, Spring Lake, Upper Nashotah Lake, and Waterville Pond; that an access site be developed on Lake Keesus; and that additional car-trailer parking facilities be provided at Beaver Lake and Okauchee Lake. It is also recommended that the Department consider acquiring and developing an access site on Lower Nashotah Lake. It is further recommended that the Department provide a canoe-access site to the Fox River at the Vernon Marsh Wildlife Area, and that Waukesha County provide Fox River canoe-access sites at Fox Bend and Fox River parks.

Table 164 provides a summary of the amount of land in existing and proposed public or public-interest ownership for park or open space preservation purposes under the park and open space element of the Waukesha County development plan. As shown by the table, County park and open space sites in 1995 encompassed a total of 7,565

acres. This area is recommended under the plan to increase by 12,309 acres, to 19,874 acres, or about 5 percent of the total area of the County. As also shown by the table, State-owned park and open space sites in 1995 encompassed a total of 16,337 acres. This area is recommended under the plan to increase by 6,320 acres, to 22,657 acres, or about 6 percent of the total area of the County. In all, under full plan implementation, 64,928 acres, or about 18 percent of the total area of the County, would be in public or public-interest ownership for park or open space preservation purposes.

The total estimated cost for implementing the park and open space plan is about \$111 million. The estimated cost to Waukesha County is about \$53 million. As previously noted, the costs associated with implementation of the County park plan may be offset through grants provided for recreational and open space purposes by the Wisconsin Department of Natural Resources. The acquisition and development costs for recreational and open space lands and facilities may also be offset by donations, land dedications, or by revenues generated by existing parks and recreational facilities.

